O. W. 71 & 72—658,414—21-11-29.

C.F. 71 & 72.

1933

Department of Revenue

OFFICE Bd. of Rev

STATION Madras.

Mis No. 2744

2744

B · 3799

Dated 9-10-33

To whom sent		Date	Initial
	Given for copying		
	Copied		
	Examined		
	Signed		
	Given for despatch		
	Despatched	10 OCT 1933	
	Indexed		
Pages in the file	To be destroyed on*		

(SUBJECT.)

Land - (S. Kanara) - Mangalore Tk. - Attavar Vge - T.S. Nos. 25, 82/1, and 83/1A. - Mangalore Ladies' club. - Reduction of ground rent - Negatived - G. O. C. -

* Not to be filled in in the case of permanent records.

1 P-3799

Mangalore Ladies' Club,
Light House Hill,
Mangalore,
15.7.1933.

Date Stamp at p 54.
DL 19/7/33.

From

Mrs. M. S. Sreshta,
Honorary Secretary,
Mangalore Ladies' Club,
Mangalore.

To

E. M. Gawne, Esq., I.C.S.,
Collector of South Kanara,
Mangalore.

Sir,

p22 of (P) Mis 727 29.6.21

In G.O.Mis.No.1417 Revenue, dated 23rd June 1921 the Government sanctioned the grant to the Mangalore Ladies' Club of a tenancy at will in respect of 1.18 acres of land in Attavar Village, Mangalore Town subject among other conditions to the payment of an annual ground rent of Rs.118/- in respect of the site,

p1 of (U) Mis 2719 16.8.28.

In October 1927 the Club made representations that the ground rent of Re.1/- per cent of land which was being annually levied was very heavy and requested that the same might be reduced.

p8 of (U)

In response to this request the Government proposed to alienate the site to the Club in accordance with the practice then obtaining subject to the payment of an annual rent of Rs.6-4-0 an acre revisable at re-settlements and subject also to the usual conditions of alienations under Boards Standing Order 24.

The offer of an alienation was acceptable to the Club but in view of the condition of the tenancy at will, that in the event of ejectment by Government, the buildings and the well constructed by the Club should be paid for, the Honorary Secretary pointed out that the alienations of the site could be

p14 of (U)

made to the Club subject to the assessment of Rs.6-4-0 an acre revisable at re-settlement and subject to the other conditions of alienation, except conditions (1) (c) and (3) of the proposed grant.

The Government however in their G.O.1859 Mis., dated 11th August 1928 held that as the Club was not prepared proposed to accept all the conditions of the alienation, the existing tenancy should continue.

On a further representation that on account of the slender resources of the Club which are necessarily limited in the case of any Ladies' Club, the annual ground rent may at least be reduced to Rs.6-4-0 per acre which is the rate usually charged by Government in the case of alienations of Government land to Clubs, etc., the Board of Revenue asked the Club whether it would accept the same terms as that of the Mahila Sabha, Mangalore or a reduction of the lease amount with the other terms of the lease maintained - See South Kanara Collector's letter Ref.C.No.9228-32-X6, A6 dated 14K 28th October 1932.

The Club signified its willingness to accept the same terms as those granted to the Mahila Sabha and after some further correspondence eventually consented to pay a ground rent of Rs.6-4-0 an acre, though the grant to the Mahila Sabha was rent free. with a view to secure its permanency even at the cost of an annual payment of rent at the aforesaid rate.

The hopes held out to the Club that it would be treated in the same way as the Mahila Sabha or in a manner similar to it however ended in utter disappointment when B.P.Misc.No.851, dated 17th March 1933 communicating G.O.No.M.S.448 Revenue Department dated 11th March 1933 was communicated to the Club. By this G.O. the Government observed that the Mangalore Ladies' Club is not an institution of the same type as the Mahila Sabha and that if the Club wished to have the land free of ground rent or to have the ground rent reduced to a nominal sum the ordinary conditions of alienation should apply and declined to alienate the land on the terms suggested by the Club.

Pp 17-18 of (U)

Pp 5-6 of (J) since removed

Pp 1-3 of (J) Mis 851 17.3.33.

Pp 15 of (J)

Pp 23 of (J)

Pp 21 of (J)

H.17-18 (U)

The position of the Club after the communication of the above G.O. is the same as it was when G.O.No.1859 Mis. dated 11th August 1928 was passed.

The Club craves permission to urge again the grounds pointed out by it in its petition to the Collector of the District, dated 6-10-1932.

"The Club is still in its infancy and its working is still dependent to a great extent on outside help such as benefit performances, variety entertainments and sales, the subscription from members and any donations being hardly sufficient for its legitimate purposes. Besides providing healthy recreation to its members for which an impetus is given by the award by two permanent silver cups for bridge and tennis, presented by two of its prominent well-wishers, the Club maintains a reading room with a decent library (provided by gift of books from friends and well-wishers) thereby affording facilities for the intellectual development of the members.

The Club is a public one open to all castes and creeds and has interested itself in the past in the activities of several institutions of this District such as District Agricultural and Industrial Exhibitions, the Flood Relief Committee and the Health and Welfare Association with special reference to its Baby Shows which were invariably held in the Club premises. This Club has been doing its bit in Social service and in the uplift of the women of the District as a whole.

The stability of the Club is now fairly established as it has already existed for the last 13 years. It is further registered under the Registration of Societies Act.

Under these circumstances, the Club has a moral claim on the Government for some help and support and this could best be done by a reduction of the heavy lease rent that is being levied from the Club in respect of a land which was an uneven, rugged and rocky waste and which they have had to improve at an enormous cost before they could build upon it. The only reason why the Club could not accept all the conditions of the propos

alienation was that it was not prepared to part with an advantage which it had already obtained under the tenancy at will. namely. that the Government had assured them the grant of compensation for buildings and well in the event of eviction. This objection cannot be regarded as an unreasonable one. All the conditions of the alienation could be enforced in a case when land is alienated for the first time to a new institution. but they may require some modification in the case of an institution like one which had ---- already spent a large amount raised by public subscriptions over buildings etc. on the strength of an assurance given by Government in the past".

The Club observes that G.O.No.M.S.448 Revenue Department dated 11th March 1933 was passed with reference to the request of the Club to have an alienation of the land rent free or on a nominal rent. This however does not prevent the Government from altering the terms of the lease to meet the present requirements and conditions. The Club begs to point out that certain vested interests have been created in the Club in respect of the improvements in the shape of buildings already constructed with the sanction of Government, and leaving these interests intact and unaffected, the Government could easily help the Club by reducing the annual lease rent having regard to the circumstance that before the lease was granted to the Club its site was fetching absolutely no revenue whatsoever to Government. p 21 of (J)

Having regard however to the fact that the Club is a Ladies' Club with hardly any income whatever and having in view the nature of the Club site, it is prayed that the annual rent in the lease may be reduced as a matter of favour from Rs. 100/- per acre to about double the usual rate of ground rent charged for ordinary alienation which is Rs. 6-4-0 per acre.

Your obedient servant,

Sd/- Lucy Sreshta,

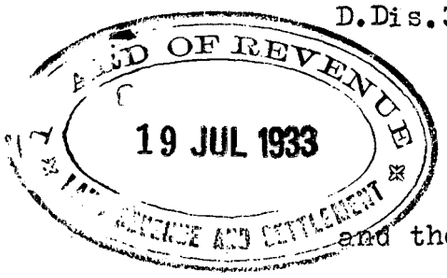
(Mrs.M.S.Sreshta)
Honorary Secretary.

True Copy

17.7.33

5/

D.Dis.3672-33.



Submitted to the Board of Revenue, Land Revenue. Mrs. Sreshta has set out all the facts in her letter and the facts have been checked with the records of this office and they are correct.

I do not think that there is much for the Collector to say. The Ladies' Club is a Club that finds it difficult to get along. As is well known, the ordinary social club expects to make considerable profits from the sale of refreshments, but in a Ladies Club like the Mangalore Ladies' Club this source of revenue is closed. The Club therefore does find it really hard to make ends meet with nothing coming in but the monthly subscriptions and it finds the ground rent of Rs. 118 per annum paid under its present tenancy at will very heavy. At the same time the Club has, by dint of very great efforts, collected enough to put up a suitable building and it cannot agree to accept revised terms for holding the site from ---- Government which would give the Government the right to cancel the lease and take over the site without payment of any ---- compensation to the Club. Even if the Club were allowed to remove the stones, tiles and timbers of the Club the loss would be very heavy indeed and in addition to that the Club would receive nothing for all the money spent on levelling a site that was at the outset unsuitable for building on without heavy expenditure. The Club must protect itself against such a contingent resumption, however unlikely it appears to be with the Government as at present constituted.

I submit therefore that the Club has really made a good case for a reduced rate of rent for their site. The Club does not invite comparisons with the Mahila Sabha, but it can confidently point to the fact that it is and is always likely to be prevented from increasing its revenue in the manner ~~that~~ which all men's Clubs increase their revenue, i.e. by selling refreshments to members.

South Kanara Collector's Office,
Mangalore, dated 17th July 1933.

Collector.

17.7.33

To The Secretary to the Board,
Land Revenue & Settlement,
Madras.

7

Draft

Land - (S. Kanara) - Mangalore Tk - Attavar Vge - T.S. Nos. 25, 82/1 and 83/1A. - Mangalore Ladies' Club - Reduction of ground-rent - Refusal - Reconsideration.

BP. 851/33 17.3.33 Journ. para 3967/33.

B. 3799/33 A pp 1-5 ½.

Ref. B. 3799-33-1 dt. 31-7-33.

Submitted to Govt.

2. The Board considers that these Ladies' clubs do good work and have an uphill task to keep running. ~~and~~ also support the petitioner's request ~~in view of the Govt's remarks~~.

SR 29/7. G 31.7.33

G 3/8.

To the Secy to Govt. RD.

Board G 3/8

DESPATCHED 1-AUG1933

G. 1/8

Govt 1/8

S. P. 1/8

BOARD OF REVENUE
14 AUG 1933
LAND REVENUE AND SETTLEMENT

9

GOVERNMENT OF MADRAS

Revenue Department.

Post Copy of Telegram.

From

The Secretary to Government,
Revenue Department.

To

The Collector of South Kanara,
Mangalore.

Dated Fort St. George, the 12th August 1933.

Reference your endorsement D.Dis. 3672/33 dated 17th July 1933.

Please wire whether ~~xxxx~~ difference between groundrent collected on (the) land held by (the Ladies) club and agricultural assessment is credited to (the) Municipality.

(Copy by post)

B. S. Krishnan
Superintendent.

Copy to the Board of Revenue, Land Revenue and Settlement.

JoAS. (LR) filed with Connected papers

P.R.N. with ref to its ref B 3799/33-1 dy 31-7-33

B-5312

Sectt. II-15 (o)—16,000—16-12-32.

BOARD OF LAND REVENUE AND SETTLEMENT 2-OCT 1933 GOVERNMENT OF MADRAS

Received ..... 193 *Registered* 1933

SECY.

Abstract. B. 3799/33-2 B. 5312/33-A

LAND -

(South Kanara) - Mangalore Taluk - Attawar village - T.S.Nos.25, 82/1 and 83/1-A Mangalore Ladies' Club - Reduction of ground rent - Negatived: - G.O. Comm^d. Rev. Mis. 2744 B9-10 33. Comm^d to the Coll^r of S. Kanara.

Issued 5/10/33

To the Coll^r of S. Kanara.

R.E.V.E.N.U.E DEPARTMENT.

G.O. No. Ms.1738, dated 29th September 1933.

ENCLOSURES.

No. 1794

READ the following paper:—

G.O.No.448, Revenue, dated 11th March 1933.

From the Board of Revenue, L.R. & S., Refce.No.B.3799/33-1, dated 31st July 1933.

O R D E R -

The Government are not prepared to reduce the rent payable by the Mangalore Ladies' Club for the land occupied by it from Rs.100/- an acre to Rs.12-8-0 an acre.

(By Order of the Governor in Council)

J.A. THORNE,
Secretary to Govt.

To the Board of Revenue, L.R. & S.

FORWARDED.

(By Order).

B. S. Ranchandani
Superintendent.

V..S.V.29-9.

M3

8

A.S.(KR)

Notefile

Land (S.Kanara) Mangalore Tk. Attavar vo T.S.Nos. 25, 82/1 and 83/1A Mangalore Ladies' Club Reduction of ground rent Rejected ~~former~~ ~~ref~~ Reconsidered.

B.3799/33. Pp.1-5 cf.

To A.S.(KR)

Pl. see the petition from the Honorary Secy, Mangal. Ladies' club, at pp.1-4 cf and the Coll's forwarding remarks at pg. 5 cf.

pp.1-4 cf
pl.90 (J)

2. The facts of the case have been reported in detail by the petitioners. In its Rep. B. 5837-32-4 dt. 23.2.33 the Board recommended that the land held by the club on a tenancy at will might be alienated to it on the same terms as those imposed on the Mahila sabha and subject to the payment of ground rent at Rs. 6-4-0 an acre and that the existing buildings might maybe considered to have been constructed with the permission of the Govt.

In their order No. 448 Mis. dt. 11.3.33 Govt observed that the Ladies' club was not an institution of the type of Mahila sabha and that if the land were to be alienated it should be subject to the ordinary conditions of alienation. Govt were not prepared to accept the terms offered by the club.

3/ The present request of the club is that the land

may be alienated subject to the payment of ground rent at Rs 12-8-0 an acre. The objection of Govt was not to the rate of ground-rent but to the other terms offered by the club. In the circumstances, it is doubtful whether Govt will reconsider their orders already passed. The Collr has, however, explained the financial condition of the club.

It is for orders whether the Board will recommend the case to Govt again, and if so, as to the remarks with which the petn may be subd to Govt.

The Bd may, it seems, expect the petitioner in view of the Collr's remarks.

28/7/33. 29/7.

Agree.

27.7.33.

S

I agree. These ladies' club do good work and have always upheld Govt's interest, more than is usual among ladies to get much assistance from their husbands in the matter of subscriptions.

28/7

Draft

28/7

JoA-S. (LR).

Draft subd.

29/7/33. 31/7.

31-7-33

H.J. (LR)

SECY
28 JUL 1933

C.F. 304- 4,542 Bks.—10-10-31

OFFICE OF THE Board LD Hell

Dated 9/8/33 19

Hours Minutes.

B

TELEPHONIC MESSAGE

From The Under Secy. Revenue Dept

To The Secy Board LD Hell.

Land. (S. Kanara) Mangalore taluk., Attavar village - T.S. nos: 25, 82/1 etc., Mangalore Ladies club - Reduction of ground rent. Bd's ltr no. B. 3799/33-1 dt 31/7/33

Pl say urgently whether the difference between the ordinary agricultural assessment & the ground rent levied on the land occupied by the Mangalore Ladies club is credited to the Municipality in accordance with the orders contd in G.O. no. 154 Rev. dt 31/1/24

pl cf.

L

LD.
9/8/33

JOA.S.(LR).

Pl see the t.m above.

2) There is no information in the connected file as to whether the difference between the agricultural assessment and the ground-rent is credited to the Municipality. In the annual return only the lump amount so paid for the whole district is reported. Vide p 37 of 38. 4667 dt dt 13.9.'32. It is not possible to say definitely whether the amount due on this particular item is included in the

the lump sum. Govt. may be informed that no information is available here and that the Coll^r will be consulted if necessary. The t.m reply below is for approval.

To the Under Secy. to Govt. RD.

Ref your t.m of yesterday. Regarding Land (S. Kanara) Mangalore Tk – Attavar Vge – Mangalore Ladies' Club. RDs Regd. 3799-33-1 dt 31.7.33.

No information is available with Board's office as to whether the difference between the ordinary agricultural assessment and the ground rent ~~on the~~ levied in the particular case is paid to the Municipality. If necessary, the Coll^r will be requested to report on the matter.

12-10-33

Issued 11/8

To RS. (LLR)

Regd Rep. 3799-33-1 dt 31.7.33 p 7 c.

B. 5312/33 p 11 c.

Draft submd. at p 11 c.

3/10/33

12.10.33

SECY. 7 OCT 1933

Submitted to M3 for perusal of the G.O.

6.X.

3/10/33